

## ENVIRONMENTAL ASSESSMENT COMMITTEE AGENDA

Thursday, August 4, 2011  
9:00 A.M.  
3<sup>rd</sup> Floor Conference Room #3

**Application:** ENVIRONMENTAL ASSESSMENT NO. 05-003 (Warner Nichols)

**Applicant:** Rainbow Disposal  
17121 Nichols Street  
Huntington Beach, CA 92647

**Request:** To analyze the potential environmental impacts associated with a General Plan amendment (GPA) to change the General Plan land use designation from RM-15 (Residential Medium Density - Max 15 dwelling units per acre) to CG-F1 (Commercial General – Maximum Floor Area Ratio of 0.35) on a  $\pm 1.1$  gross acre portion fronting on Warner Ave and to I-F2-d (Industrial – Maximum Floor Area Ratio of 0.5 – Design Overlay) on a  $\pm 3.3$  gross acre portion fronting on Nichols Street. To be consistent with the General Plan, a zoning map amendment (ZMA) to change the zoning designation from RM (Residential Medium Density) to CG (Commercial General) on a  $\pm 1.1$  gross acre portion and to IG (General Industrial) on a  $\pm 3.3$  gross acre portion is also proposed. The project includes the demolition or removal of structures on the subject site that have been identified in the General Plan as having historical significance as local landmarks. These structures consist of three residences (Furuta Houses #1 and 2; and Parson's House), a barn, and two church buildings. The subject property and its buildings served as a key part of the cultural center of the Japanese immigrants of the Wintersburg area (annexed into the City of Huntington Beach in 1957). The first church building and residence were originally constructed in 1911, with other structures constructed in 1934 and 1947. No new development is proposed for the project site at this time.

**Location:** 7622-7642 Warner Avenue (southeast corner of Warner Avenue and Nichols Street)

**Project Planner:** Ricky Ramos, Senior Planner

*For information on the above items, please contact the specified project planner in the City of Huntington Beach Dept. of Planning and Building at (714) 536-5271.*